

MINUTES  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Monday, November 3, 2014  
Council Chamber, Audrey P. Beck Municipal Building

Members present: Chairman Goodwin, B. Chandy, R. Hall, G. Lewis, B. Pociask, K. Rawn, B. Ryan  
Members absent: K. Holt, P. Plante,  
Alternates present: P. Aho, V. Ward, S. Westa  
Staff present: Jennifer Kaufman, Inland Wetlands Agent  
Curt Hirsch, Zoning Agent

Chairman Goodwin called the meeting to order at 7:11 p.m. and appointed Aho and Ward to act in Holt and Plante's absence.

**Approval of Minutes:**

**a. October 20, 2014 Meeting Minutes**

Hall MOVED, Ryan seconded, to approve the 10-20-14 minutes as written. MOTION PASSED UNANIMOUSLY with Goodwin, Aho, Chandy, Pociask and Ward all noting that they listened to the record of the meeting.

**Zoning Agent's Report:**

None.

**Old Business:**

None.

**New Business:**

**a. Sign Request, 625 Middle Turnpike, OMS Development, PZC File #983**

Ryan MOVED, Hall seconded, that the PZC approve the request of Rossi Brothers, on behalf of Toast On 4 Corners, for a second building identity sign as submitted in an application package dated 10/15/14, because the proposed sign will be in compliance with Article X, Section C.6.e of the zoning regulations. MOTION PASSED UNANIMOUSLY.

**b. New Subdivision Application, 153 Moulton Road, Mason Brook, LLC, PZC File# 1328**

RYAN MOVED, Hall seconded, to receive the SUBDIVISION application (file # 1328) submitted by Mason Brook, LLC, for a 1-lot subdivision on property located 153 Moulton Road as shown on plans dated August 2014, and as described in other application submissions, and to refer said application to the Fire Marshal, Assistant Town Engineer, Conservation Commission, and Eastern Highlands Health District, for review and comments. MOTION PASSED UNANIMOUSLY.

**c. New Subdivision Application, 140 Codfish Falls Road, S. Guyette, PZC File #1329**

RYAN MOVED, Chandy seconded, to receive the SUBDIVISION application (file # 1329) submitted by Steven Guyette for a 3-lot subdivision on property located 140 Codfish Falls Road as shown on plans dated 9/25/14, and as described in other application submissions, and to refer said application to the Fire Marshal, Assistant Town Engineer, Conservation Commission, and Eastern Highlands Health District, for review and comments. MOTION PASSED UNANIMOUSLY.

**d. 2015 Meeting Schedule**

Ryan MOVED, Ward seconded, that the Planning & Zoning Commission approve the 2015 meeting schedules for the Planning and Zoning Commission and Inland Wetlands Agency. MOTION PASSED UNANIMOUSLY.

**Mansfield Tomorrow | Our Plan ▶ Our Future:**

The Commission reviewed chapters 1 and 2 of the proposed Plan of Conservation and Development. Staff stated that review of the entire draft needed to be completed by November 17 to allow sufficient time to edit the draft for receipt at the 12/1/2014 PZC meeting. Members agreed to review 3 chapters at each of the next 3 special meetings. Goodwin encouraged members to focus on the substance of the plan and provide minor editorial comments to staff directly.

**Reports from Officers and Committees:**

It was noted that staff is working with the Chairman of Regulatory Review Committee to identify a date for the next meeting.

**Communications and Bills:**

Noted.

**Adjournment:**

The Chairman adjourned the meeting at 8:20 p.m.

Respectfully submitted,

Bonnie Ryan, Acting Secretary